



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Discuss the proposed Vecina manufactured home development generally located at the northeast corner of E. FM 544 and Alanis Drive.

Recommendation

Discussion.

Discussion

First Step Homes has requested a work session to discuss a potential Manufactured Home development generally located at the northeast corner of E. FM 544 and Alanis Drive. The entirety of the proposed development is currently in Wylie's Extraterritorial Jurisdiction. The developer is requesting annexation into the City along with a Planned Development to build the approximately 50 acre development.

The proposal includes the existing Hidden Valley Tiny Home development south of and adjacent to the Lake Trails of Bozman Farms subdivision. In addition to the existing Hidden Valley property, the developer is proposing to add approximately 200 manufactured homes ranging in size from 560 sq. ft. to 1,178 sq. ft. on lots sizes from 1,908 sq. ft. to 7,150 sq. ft. (duplex). For reference, Wylie's Zoning Ordinance requires a minimum dwelling size of 1,000 sq. ft. on a lot of at least 7,200 sq. ft.

The property is within the East Fork water service area (CCN). The properties are not within a CCN for sewer service. The current Hidden Valley property is on a septic system. The developer would need to show there is capacity within Wylie's sewer system prior to a CCN amendment.

The developer is proposing an extension to Alanis Drive to serve as the main entrance to the development. Wheelis Road, which currently acts as the entrance to Hidden Valley, would provide a second point of access.